



**Division of Fire Safety
Barre Regional Office**
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www.vtfiresafety.org

Department of Public Safety

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June 10th, 2013

Jay Ancel, Partner
Black River Design, Architects PLC
73 Main Street
Montpelier, VT 05602

Re: Building Exterior Separation Variance Request

Building Location: 438 Railroad Street
St. Johnsbury, VT 05819

Site: 60843
Project: 344240

Jay Ancel,

I am in receipt of your variance request to install exterior sprinkler heads above all window openings on the north side of the building. This request has been made to retain the historical integrity of the building, while maintaining a level of separation and protection for the adjacent building to the north.

Variance Request: To install exterior sprinkler heads above every window opening on the north side of the building in lieu of fire rated window shutters.

Under the provisions of the 2012, Vermont Fire & Building Safety Code, Section 8, a variance may be granted, when the applicant can demonstrate evidence that strict compliance with the Code would entail practical difficulty, unnecessary hardship or otherwise found unwarranted and that any such variance or exemption secures the public safety and health and that the methods, means or practices proposed provide equal protection of the public safety and health.

Code Requirement: Under the provisions of the International Building Code (IBC), 2012, Chapter 6, Table 602, the requirement dictates that any separation distance of less than 10' would require opening protection, therefore in this situation; window protection would be required.

Variance Summary: After review and consideration your variance request is **Approved**. This approval was based on the following;

- The review and approval of St. Johnsbury Fire Chief, Troy Ruggles.
- This project will include several improvements to exiting, stair separation and unit separation.
- The building will be protected throughout with an approved supervised automatic sprinkler system.
- The first floor will contain two mercantile spaces and the second and third floor will each contain two (2) residential rental units. All of which shall be separated utilizing one (1) hour fire rated construction.

Should you have any questions or concerns you can contact me directly at 802-479-7581 or by email at robert.sponable@state.vt.us

For the Division of Fire Safety,

Robert T. Sponable
Asst. State Fire Marshal
Barre Regional Manager

Cc: Brad Charron – Asst. State Fire Marshal
Regional Managers
Robert Patterson – Deputy Director
Mike Desrochers – Deputy Director

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